

January 25, 2007

Dear Sir or Madam,

Our client, Fresh & Easy, would like to build a 14,028 square foot grocery store on the vacant lot adjacent to the west side of Jones, just south of Cheyenne. The APN # is 138-14-501-007.

This parcel is master planned SC (Service Commercial) and the current zoning is U (Undeveloped). We are requesting a Zone Change to C-1, in conformance with the master plan.

Fresh & Easy, like other grocery retailers throughout the valley, would like to be able to provide package liquor for off-premise consumption as a convenience for its customers. Therefore, we will also be seeking a Special Use Permit for a Retail Establishment with Accessory Package Liquor - Off-Sale. The total area used for the display of all types of alcoholic beverages available for sale is less than 525 square feet.

In order to meet the required number of parking spaces, we are requesting a waiver from Title 19.12.040, Perimeter Landscape Buffering, for a length of approximately 60 feet adjacent to the Jones frontage. The width of the waiver would vary from 13 feet down to 3 feet. An additional 5 feet of landscaping, to be located within the right-of-way, will be provided along the full length of this landscape planter. All required trees, shrubs and ground cover will be installed. A typographic error in the upper left hand corner of the landscape plan will be corrected to show all Phoenix Dactylifera with a 15 foot brown trunk height.

We believe a grocery store is an appropriate use at this location since it will allow the residents of the Assisted Living facility, located just west of this site, to shop for everyday items without having to cross a busy street. Because Fresh & Easy's store will be smaller, and therefore more convenient than a large super store, we believe many of the retirees, who will soon live in the Senior Apartments on the east side of Jones, will also enjoy shopping in this store.

Both Jones and Cheyenne are major streets, designed to carry significant traffic, and are capable of accommodating any additional vehicle trips generated by this use.

Sincerely yours,



Leni Skaar

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